

## OFFERING MEMORANDUM

### 9 Sharon Ave, Norfolk, MA 02056

#### PROPERTY SNAPSHOT

- Address: 9 Sharon Ave, Norfolk, MA 02056
- MLS #: 73470295
- Offering Price: \$850,000
- Building Size: Approx. 1,584 SF
- Lot Size: Approx. 0.88 acres ( $\pm 38,188$  SF)
- Year Built: 1977
- Zoning: C-1B Commercial (buyer to verify permitted uses)
- Current Use: Single-family residence

#### EXECUTIVE SUMMARY

9 Sharon Ave represents a compelling opportunity to acquire a well-located asset within Norfolk's newly rezoned Sharon Avenue commercial corridor. The property offers immediate usability with a modest existing structure, while its commercial zoning creates long-term flexibility for investors, owner-users, and developers seeking exposure to an emerging commercial node.

#### INVESTMENT & DEVELOPMENT HIGHLIGHTS

##### Strategic Rezoning Advantage

The recent C-1B rezoning positions the property for a range of commercial and mixed-use concepts, subject to municipal approvals. This zoning shift enhances long-term value and redevelopment potential.

##### Land Value & Expansion Potential

With approximately 0.88 acres of land, the site provides ample room for future expansion, site reconfiguration, or redevelopment, while the existing structure allows interim use.

##### Accessible Entry Point

The property's scale and pricing make it an attainable entry point for small business owners and first-time commercial investors seeking flexibility without the capital requirements of larger assets.

#### LOCATION OVERVIEW

Sharon Avenue is undergoing a transition from legacy residential use to a small-scale commercial corridor supported by municipal rezoning initiatives. The location benefits from proximity to local amenities, regional roadways, and surrounding residential density that supports neighborhood-oriented commercial uses.

## **MARKETING POSITIONING**

Unlock the Next Chapter on Sharon Ave

- Immediate usability with future upside
- C-1B zoning flexibility
- Manageable scale with redevelopment potential

## **CONFIDENTIALITY & DISCLAIMER**

Information contained herein is deemed reliable but not guaranteed. Buyer to perform independent due diligence regarding zoning, permitting, and allowable uses.